

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR JUNE 23, 2004
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** June 9, 2004
- V. ANNOUNCEMENTS**
- VI. APPROVAL OF THE AGENDA**
- VII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

VIII. PUBLIC HEARING

- 1. REVOCATION OF USE PERMIT AMENDMENT NO. UA2003-15 (AD2004-8):** A request to revoke Use Permit Amendment No. UA2003-15 for live entertainment, including dancing and karaoke, at the Manila Natori restaurant at 579 South Main Street (APN: 086-11-012), zoned Mixed Use (MXD). Project Planner: Troy Fujimoto, (408) 586-3287. *(Recommendation: Recommend Revocation to City Council)*
- * 2. USE PERMIT NO. UP2004-11:** *(Continued from June 9, 2004)* A request to locate telecommunications antennas atop of an existing 95 foot tall light pole and accompanying equipment inside an enclosure at Milpitas High School at 1285 Escuela Parkway, in the R1-6 Zoning District (APN: 026-18-003). Applicant: Jennifer Estes. Project Planner: Troy Fujimoto, (408) 586-3287. *(Recommendation: Approval with Conditions)*

IX. NEW BUSINESS

- * 3. **‘S’ ZONE APPROVAL AMENDMENT NO. (SA2004-50) – SIGN PROGRAM:** A request for a sign program for Shapell office building and two retail buildings at the front of the property at 60, 100 and 120 North Milpitas Boulevard (APNs: 028-12-020 & 021), zoned Town Center district (TC). Applicant: Shapell Industries. Project Planner: Troy Fujimoto, (408) 586-3287. *(Recommendation: Approval with Conditions)*
4. **DISCUSSION ITEM:** *(Continued from June 9, 2004)* An informational discussion of the Religious Land Use and Institutionalized Persons Act (RLUIPA). Staff Contact: James Lindsay, (408) 586-3274. *(Recommendation: No action necessary)*

X. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS July 14, 2004

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Vice Chair Lalwani-regular member, Debbie Giordano-regular member and Alex Galang-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. **‘S’ ZONE APPROVAL AMENDMENT NO. (SA2004-52):** *(Continued from June 9, 2004)* A request to remove and install a new front entry awning, an open channel wall sign with exposed neon, and install a new fiberglass pepper feature located at 300 West Calaveras Boulevard (APN: 086-07-043). Applicant: Swain Signs. Project Planner: Cindy Hom, (408) 586-3284.
- b. **‘S’ ZONE APPROVAL AMENDMENT NO. (SA2004-47):** Request to install a 5 foot 9 inch tall monument sign located at 715 Sycamore Drive (APN: 086-03-033). Applicant: Skyline Construction. Project Planner: Kim Duncan, (408) 586-3283.
- c. **‘S’ ZONE APPROVAL AMENDMENT NO. (SA2004-58):** A request for tenant improvements for a new Wells Fargo full service branch including installation of two ATMs, a night deposit box, and relocation of front doors located at 123 Ranch Drive (APN: 022-53-003). Applicant: Wells Fargo Bank. Project Planner: Cindy Hom, (408) 586-3284.